

4-902. Seven-day notice of noncompliance with rental agreement (other than failure to pay rent) (Uniform Owner-Resident Relations Act).

[Sections 47-8-27.1, 47-8-33, 47-8-37 NMSA 1978]

**SEVEN-DAY NOTICE OF NONCOMPLIANCE
WITH RENTAL AGREEMENT
(OTHER THAN FAILURE TO PAY RENT)¹
(Uniform Owner-Resident Relations Act)**

To: _____

Address: _____

_____, New Mexico _____

You are notified that you are not in compliance with the rental agreement or separate agreement concerning the premises at²:

_____, New Mexico _____

in that on or about _____, _____ (date), the following noncompliance occurred:

(describe the noncompliance specifically and in detail. Attach additional pages if necessary.)

☐ **First notice.** If this noncompliance is not corrected within seven (7) days from the date of delivery set out below, the rental agreement shall be terminated and you shall be required to vacate the premises. Regardless of whether this noncompliance is corrected, if a second material noncompliance with the rental agreement or any separate agreement occurs within six (6) months of this initial noncompliance, the rental agreement will be terminated.

☐ **Second notice.** You were given previous notice of noncompliance on _____ (date). Therefore you have been in material noncompliance twice or more within a six month period. As a result the rental agreement shall terminate seven (7) days from the date of delivery set out below. You must vacate the premises no later than _____ (date). Failure to vacate by this date will result in a legal action against you.

Dated this _____ day of _____, _____.

(Owner) (Agent) (Resident)

Service of notice

☐ personally delivered to resident

☐ posted

☐ mailed certified mail, return receipt requested

☐ Delivered ☐ posted:

Mailed:

Time: _____

Time: _____

Date: _____

Date: _____

By³: _____

By³: _____

USE NOTE

1. The party giving notice should retain two (2) copies for possible court action. If this form is used by the resident some modifications will be necessary.
2. If leased premises is an apartment, include the name of the apartments and the apartment number. This form may also be used for a mobile home park with less than 12 units. *See* Subsection C of Section 47-10-2 NMSA 1978.
3. Include the name of the person delivering, posting or mailing the notice.

[As amended, effective September 2, 1997; April 6, 1998.]